



Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: A few questions on Venice Beach database

1 message

---

Tara Devine <tara@devine-strategies.com>  
To: Garen Yegparian <garen.yegparian@lacity.org>  
Cc: Dennis Rader <Dennis.Rader@lacity.org>

Thu, Mar 19, 2015 at 2:18 PM

I neglected to thank you both for your quick replies. Thank you! We will investigate building SF for a number of parcels and should be able to resubmit the dbase next week.

On Mar 17, 2015 2:56 PM, "Garen Yegparian" <garen.yegparian@lacity.org> wrote:

4. 4226-008-019 & 4226-008-020 - Delete them and use a new apn 4226-008-024? Also, combine 019 and 020 characteristics into 024

yes

6. 4226-013-011 & 4226-013-012 - Dennis commented that both are parking lots, but Google Maps shows buildings. Do you have any information that would confirm that they are surface lots? We will investigate LADBS records for building SF unless you have a source/record for us.

LUPAMS shows s.f. for both, but in the size of the lot itself

7. 4226-013-030 - Should this be considered a parking structure? Google Maps shows it as having a slight grade and underground parking. If it's determined to be a parking structure, we will investigate LADBS records for building SF unless you have a source/record for us.

same as #6

8. 4226-014-034 - In Google Maps, it appears to be a parking structure. If so, then I think the building SF should be much bigger. We will investigate LADBS records for building SF unless you have a source/record for us.

same as #6

9. 4238-002-900 - It looks like Westminster Dog Park, and there appears to be a small building on the lot. We will investigate LADBS records for building SF unless you have a source/record for us.

nothing showing in LUPAMS

10. 4238-002-902 - It looks like Westminster Avenue Elementary school, and it looks like there are multiple buildings. We will investigate LADBS records for building SF unless you have a source/record for us.

nothing showing in LUPAMS

12. 4238-014-017 - Dennis commented "1/5/15: Lupams has blank for sqft but IV = 1,600,000." Is he stating that the building SF should be 1,600,000? Assessor has zero for the building, but Google Maps shows multiple buildings. We will investigate LADBS records for building SF unless you have a source/record for us.

IV is improvement value, in dollars

On Tue, Mar 17, 2015 at 1:13 PM, Tara Devine <tara@devine-strategies.com> wrote:  
Dear Dennis/Garen:

Here are parcels on which we have questions or wish to confirm the meaning of your comments.

1. 4226-004-001 – In Dennis' comment, he listed the use types for the buildings. I'm not sure why. Is one of the buildings incorrectly categorized, or is this just a notation (as opposed to a request for a change?)
2. 4226-006-003 - Same as above
3. 4226-006-004 - Same as above
4. 4226-008-019 & 4226-008-020 - Delete them and use a new apn 4226-008-024? Also, combine 019 and 020 characteristics into 024
5. 4226-011-034 - In Dennis' comment, he listed the use types for the buildings. I'm not sure why. Is one of the buildings incorrectly categorized, or is this just a notation (as opposed to a request for a change?)
6. 4226-013-011 & 4226-013-012 - Dennis commented that both are parking lots, but Google Maps shows buildings. Do you have any information that would confirm that they are surface lots? We will investigate LADBS records for building SF unless you have a source/record for us.
7. 4226-013-030 - Should this be considered a parking structure? Google Maps shows it as having a slight grade and underground parking. If it's determined to be a parking structure, we will investigate LADBS records for building SF unless you have a source/record for us.
8. 4226-014-034 - In Google Maps, it appears to be a parking structure. If so, then I think the building SF should be much bigger. We will investigate LADBS records for building SF unless you have a source/record for us.
9. 4238-002-900 - It looks like Westminster Dog Park, and there appears to be a small building on the lot. We will investigate LADBS records for building SF unless you have a source/record for us.

10. 4238-002-902 - It looks like Westminster Avenue Elementary school, and it looks like there are multiple buildings. We will investigate LADBS records for building SF unless you have a source/record for us.

11. 4238-011-035 - Dennis commented "IV only = 2700" I presume 2700 is to denote parking, but I don't understand the other part of his comments. Google shows a building with surface parking.

12. 4238-014-017 - Dennis commented "1/5/15: Lupams has blank for sqft but IV = 1,600,000." Is he stating that the building SF should be 1,600,000? Assessor has zero for the building, but Google Maps shows multiple buildings. We will investigate LADBS records for building SF unless you have a source/record for us.

13. 4286-029-021 - Dennis commented that this parcel is zoned R3. We have confirmed that and will delete this parcel. Good catch - thank you!

--  
Garen Yegparian  
213/978-2621

